

EBBSFLEET DEVELOPMENT CORPORATION

PLANNING COMMITTEE MINUTES

Date: Wednesday 24 January 2018

Time: 18.00 – 19:58

PRESENT: David Lock (Chairman)
Sandra Fryer (Vice-Chairman)
Michael Cassidy
Rev. Penny Marsh
Councillor M Payne
Councillor D E Hunnisett
Councillor R Theobald

1. APOLOGIES FOR ABSENCE

Chris Hall was unable to attend. The Chairman made an announcement that Councillor Matthew Balfour is no longer a committee member but thanked him for his service on the committee over the last two years. The Chairman also welcomed Councillor Michael Payne as the substitute KCC committee member.

2. DECLARATIONS OF INTEREST

The Chairman, David Lock reported that his company were acting as the planning consultant and agent for Agenda Item 005, therefore with a conflict of interest he would remove himself from the meeting for that item, and Sandra Fryer would take over as Chairman for that part of the meeting.

3. URGENT ITEMS

The Chairman reported there were no urgent items to consider.

4. RECORD OF MEETING

The minutes from the Planning Committee Meeting held on 20 December 2017 were approved.

5. EDC/17/0110

Former Croxton and Garry Site, Tiltman Avenue, Swanscombe, Kent

The Committee considered an outline planning application for up to 220 residential dwellings including new vehicular access to Tiltman Avenue, creation of a development platform and associated works.

The Committee considered that this outline application be used as the vehicle for securing the permanent retention of the existing stockpiled material on site.

Members congratulated officers on the comprehensive report. Points of clarification were sought by members regarding the illustrative location of visitor parking spaces, flood risk and the illustrative access through the site. Members also queried whether use of the disused tunnel could be investigated. The Officer noted the consideration to be given on the location of the visitor parking and the disused tunnel during the detailed design stage, but noted the requirement to raise land levels due to flood risk.

Application EDC/17/0110 is approved subject to conditions and informatives set out in Appendix 1 of the main report (including updates provided in the supplementary report) and completion of a Section 106 Agreement in accordance with the heads of terms set out in Appendix 2 of the main report, with delegated authority to the Chief Planning Officer to make minor changes to the wording.

6. EDC/17/0123,

7. EDC/17/0122; and

8. EDC/17/0124

Northfleet Embankment East, Crete Hall Road, Northfleet, Kent

The Committee considered three applications relating to;

- i) an application relating to the proposed variation of conditions 4, 5 and 19 attached to outline planning permission reference EDC/17/0022, for development of brownfield land to provide up to 21,500 sqm (231,000 sqft) of employment floorspace, comprising use classes B1, B2, B8 and A3, A4, A5 and associated site vehicular access, to amend the Building Heights Parameter Plan to allow the maximum height of buildings on part of the northern parcel to increase from 12 metres to 13.5 metres and to relocate the proposed pedestrian central refuge island crossing on Crete Hall Road.

- ii) an application relating to the approval of Reserved Matters pursuant to outline planning permission EDC/17/0123 for the development of a manufacturing facility for the production of modular housing with ancillary 2 storey office block and provision of a gate house, car parking, cycle storage, modular storage and dispatch bays and landscaping, comprising details of layout, scale, appearance and landscaping.
- iii) A full application for construction of a new vehicular and pedestrian access from Crete Hall Road.

Andrew Wilford (Barton Willmore) and David Brown and Graham Cleveland (Berkeley) spoke in support of the application.

Points were raised by members regarding the employment, training and travel plan for local residents. Points of clarification were also sought by members on the operational hours, with the impact of noise and street lighting to the area, and the space allocated for staff parking.

Members considered the applicants concerns regarding the officer recommendation to impose a planning condition that would prevent stacking of completed housing modules which the applicant considered would impose unnecessary operational restriction. Members discussed various different options that might allow some stacking away from the site frontage but resolved that the condition was necessary in the form recommended for visual amenity reasons. Members also discussed the practicality of enforcing an alternative time limited condition proposed by the applicant. Members discussed the proposed soft landscaping to the front of the site and the officer reiterated that the proposed site frontage incorporated a landscaped bund a consistent 1.5 metres in height.

Application EDC/17/0123 is approved subject to conditions and informatives set out in Appendix 1 of the main report (including corrections provided in the supplementary report) and completion of a Deed of Variation, with delegated authority to the Chief Planning Officer to make minor changes to the wording.

Application EDC/17/0122 is approved subject to approval of application EDC/17/0123 and conditions and informatives set out in the main report, with delegated authority to the Chief Planning Officer to make minor changes to the wording.

Application EDC/17/0124 is approved subject to conditions and informatives set out in the main report with delegated authority to the Chief Planning Officer to make minor changes to the wording.

ITEMS FOR INFORMATION IN PUBLIC

9. Decisions taken under delegated powers

Members received, for information, a report on the decisions taken by Officers under delegated powers from 01 December 2017 – 30 December 2017.

RESOLVED

That the report be noted.

10. Planning Activity Report

Members were presented by the Chief Planning Officer, a Planning Activity Report which shows the Planning department's statistics comparable to National indicators. It was reported that planning are exceeding their targets.

RESOLVED

That the report be noted.

The following officers were in attendance at the meeting:

Mr Mark Pullin – Chief Planning Officer
Mr Michael Jessop – Principal Planning Delivery Officer
Miss Anastasia Bernard – Senior Planning Officer
Mrs Jennine Andrew – Planning Committee Secretary
Mr Tim Sharp – Legal Advisor